

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Annexation #01009

DATE: November 2, 2001

PROPOSAL: An application initiated by the Planning Director to annex vacant land within the proposed preliminary plat of Parker's Landing.

LAND AREA: Approximately 44.58 acres.

CONCLUSION: This annexation proposal is in conformance with the Southeast Lincoln/Highway 2 Sub-area Plan of the Comprehensive Plan. Specifically, it meets the annexation policies of the plan and is within the future service limit. This area is contiguous to the city and is generally urban in character. It is "urban" in character, meaning that it has more in common with the City of Lincoln than a rural area. The infrastructure and service issues regarding this property were adequately addressed with the approval of the Parker's Landing preliminary plat in December, 2001. This area is appropriate for annexation.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LOCATION: Generally located at S. 80th Street midway between Pine Lake and Old Cheney Roads.

APPLICANT: Kathleen A. Sellman, AICP
Planning Director
City of Lincoln/Lancaster County
555 S. 10th Street
Lincoln, NE 68508

<u>OWNERS:</u>	Patrick Mooberry Home Real Estate 225 N. Cotner Blvd., Suite 101 Lincoln, NE 68505	City Of Lincoln 555 South 10 th Street Lincoln, NE 68508
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CONTACT: Brian Will
City of Lincoln/Lancaster County
555 S. 10th Street
Lincoln, NE 68508

EXISTING ZONING: AGR, Agricultural Residential

EXISTING LAND USE: Undeveloped and Phares Park

SURROUNDING LAND USE AND ZONING:

North:	Residential	R-3 Residential
South:	Residential and Undeveloped	AGR Agricultural Residential
East:	Church	AGR Agricultural Residential
West:	Residential	R-1, Residential

COMPREHENSIVE PLAN SPECIFICATIONS: The area is shown as Low-density Residential in the Southeast Lincoln/Highway 2 Sub-area Plan. All streets are public and classified as local streets in the Comprehensive Plan Street and Road Classification.

UTILITIES: The area proposed for annexation is within Lincoln's future service limit and must be annexed to receive anticipated municipal services.

Sanitary Sewer - The preliminary plat of Parker's Landing addressed the sanitary sewer service of this area.

Water - The preliminary plat of Parker's Landing addressed the sanitary sewer service of this area.

Streets - Streets are shown being constructed within Parker's Landing to City standards, and the required street connections with adjacent subdivisions are also shown.

Parks and Trails - An existing city park, Phares Park, is within the area proposed for annexation. No additional impact upon the Parks and Recreation Department is noted.

Fire Protection - Fire protection is currently provided by the rural fire district. After annexation, protection will be provided by the City of Lincoln. The nearest facilities are Fire Stations #12 (2021 South 84th Street) and #6 (located at 5051 South 48th Street).

ANALYSIS:

1. This proposal is in conformance with the annexation policies on page 191 of the Plan, specifically the policies that state:

- ! Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.

- ! Annexation generally implies the opportunity to access all City services (i.e., police, fire). Voluntary annexation agreements may limit or outline the phasing, timing or development of utility services (i.e., water, sewer) and may include specific or general plans for the financing of improvements to the infrastructure and the land uses of the area.
 - ! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program (CIP) of the city and the county."
2. This property meets the Comprehensive Plan's policy for annexation since it is:
 - A. Urban in character;
 - B. Contiguous to the city limits;
 - C. Generally has city utilities available or planned for in the Plan and CIP.
 3. The preliminary plat for Parker's Landing was approved by the Planning Commission on December 12, 2001 based upon the assumption the area within the plat would be annexed and utilize municipal services.

Prepared by:

Brian Will, AICP
Planner

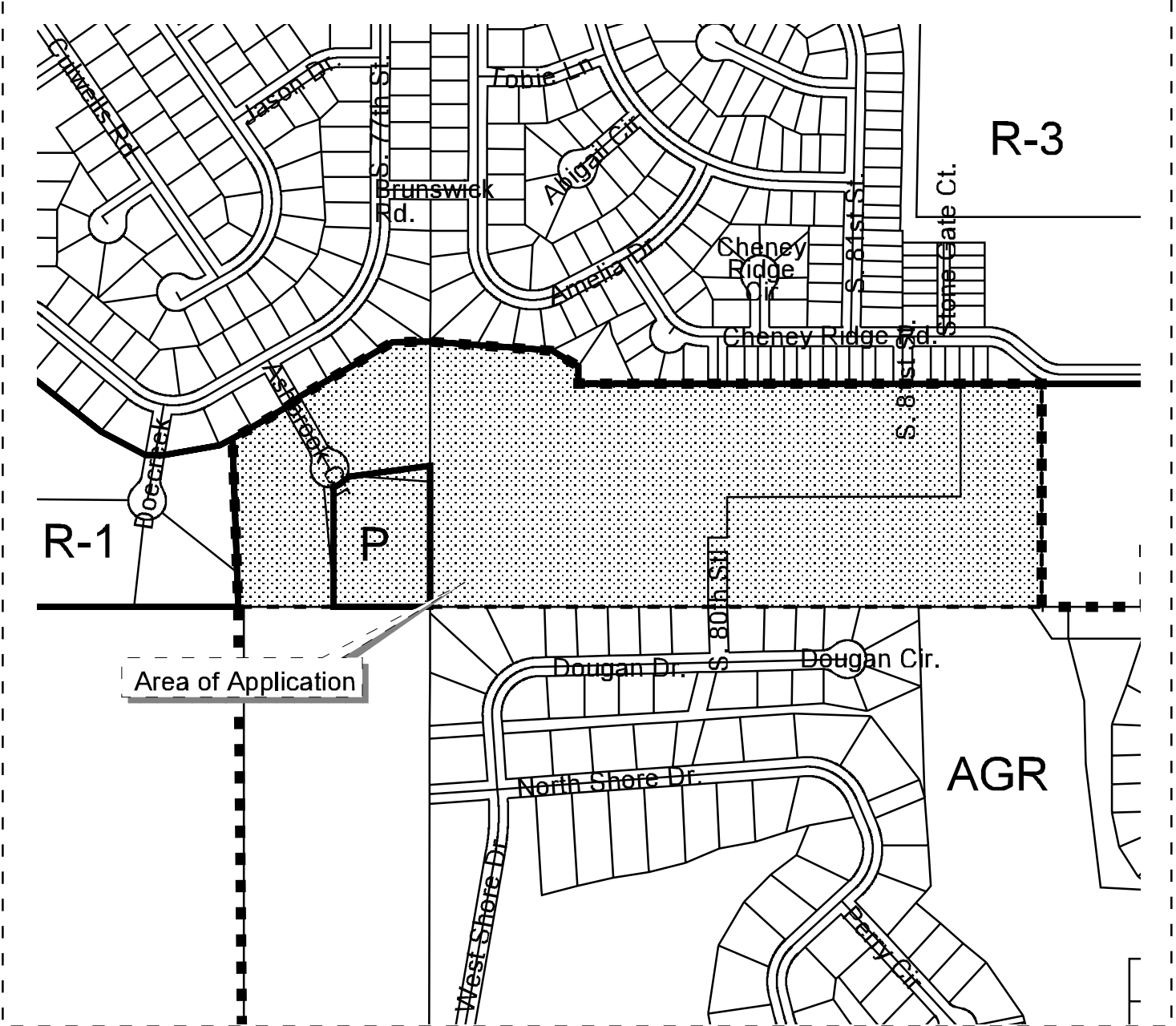


Area of Application



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.



Annexation #01009 S. 80th & Cheney Ridge Parker's Landing

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 15 T9N R7E

